

MALTON ROAD INDUSTRIAL ESTATE, YORK, YO32 9TN

WAREHOUSE / INDUSTRIAL UNIT WITH LARGE YARD TO LET

UNIT 17H - 4,071 SQ FT

# STAPLETON WATERHOUSE

## Location

The property is situated to the rear of Malton Road Industrial Estate, an established estate with a range of local and regional businesses including Enterprise Rent-a Car, Minster Self Drive and 47 Skin. The estate is located to the south side of the A64 York to Scarborough Road, approximately 4 miles to the northeast of York city centre and 1.5 miles to the northeast of Monks Cross shopping park. It is therefore well placed for businesses serving York, north and east Yorkshire.

## Description

The subject property is an end terrace industrial/warehouse unit of steel portal frame construction, arranged in a L-shape with 2.7m eaves & 5m apex, with lower blockwork elevations and profile sheet cladding above under a pitched profile sheet clad roof. Internally the unit provides a concrete floor, LED strip lighting, 3 phase electricity and a separate blockwork built store. Access is via 3 roller shutter doors, 2 the front elevation and one to the side.

Externally, the property benefits from an oversized concreted yard area that is securely fenced, including a vehicle wash area, which extends to approximately 0.3 acres.



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#### Accommodation

The unit provides the following approximate gross internal floor area:

4,071 sq ft

#### Services

Mains 3 phase electricity, water and drainage to a private septic tank.

#### EPC

The property is '51 C' rated. A copy of the EPC is available upon request.

#### Planning

Designated as B2 or B8, general industrial or storage/distribution under the new Use Classes Order (2020).

#### Rent

£42,500 per annum payable quarterly in advance.

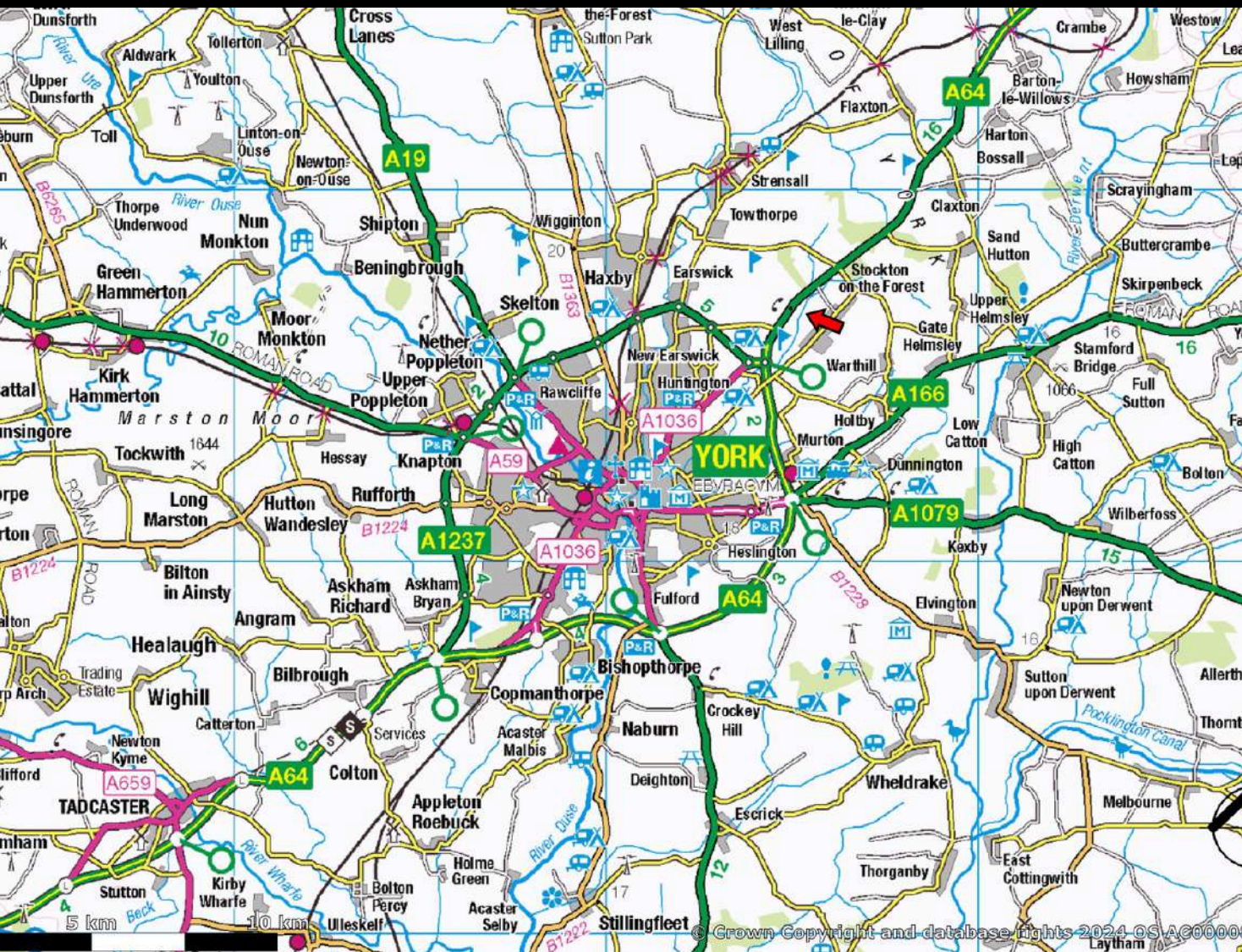
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### Service Charge

Tenant to pay a fair proportion of the estate services.

### Rates

We understand that the office unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value: £41,750

Rates Payable: £18,036

### Lease Terms

The unit is offered by way of an assignment of the existing lease on full repairing and insuring lease terms, ending 31 July 2029.

### VAT

All costs exclusive of VAT.

### Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

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RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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